



City of
Rockville
Get Into It

**Historic District Commission
Staff Report: Certificate of Approval
HDC2015-00741, 26 Wall Street**

MEETING DATE: 5/21/15

REPORT DATE: 5/14/15

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
sbashiri@rockvillemd.gov

APPLICATION: Certificate of Approval for the
installation of a brick walkway in
front of the house.

APPLICANT: Robert Achtmeyer
26 Wall Street
Rockville, Maryland 20850

FILING DATE: 4/10/15

RECOMMENDATION: Finding that the proposal to install a brick walkway in front of the house meets *Secretary of the Interior's Standards for Rehabilitation #9*, staff recommends approval.

EXECUTIVE SUMMARY: The applicant proposes to replace the existing flagstone walkway with brick pavers in front of the house.



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Front (South) and side (East) elevations

RECOMMENDATION

Finding that the proposal to install a brick walkway in front of the house meets *Secretary of the Interior's Standards for Rehabilitation #9*, staff recommends approval.

SITE DESCRIPTION

Location: 26 Wall Street
Applicant: Robert Achtmeyer
Land Use Designation: Detached Restricted Residential
Zoning District: R-90 HD
Existing Use: Residential
Parcel Area: 10,425 SF
Subdivision: R.T. Viers Addition to Rockville

Site Analysis:

The Yearly/Conway House is located in the West Montgomery Avenue Historic District, which is both a local historic district, and a National Register Historic District. The house was constructed in 1887, and it is located on the northeast corner of Wall Street at Potomac Street. Mature trees and shrubs surround the property, and the rear yard has a wood picket fence. A stepping stone walkway and concrete steps lead to the low front porch. This two and one-half-story, vernacular Victorian house has a rear addition with a kitchen and enclosed porch, which was enlarged in the 1970s.



Front Elevation

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

The house currently has flagstone pavers that lead from the curb to the front steps of the house. The existing pavers are laid down in pairs, and over the years they have shifted so that they sit at uneven heights, resulting in safety hazards and difficulties in lawn and snow maintenance. The applicant proposes to replace the flagstones with a brick paver walkway. A brick apron measuring 5' 8" wide x 2' deep is proposed to be placed at the bottom of the steps. The applicant proposes to install a straight brick walkway from the steps to the curb. The proposed walkway will measure 4' wide x 30' 8" long. The applicant proposes to use Hanover Prest Brick pavers, which is a pressed cement that looks like, and is the same size as standard red bricks. The brick pavers will sit on a stone dust free base and they will be laid in a basket weave or a 90-degree herringbone pattern. The proposed brick color will be Quarry Red.

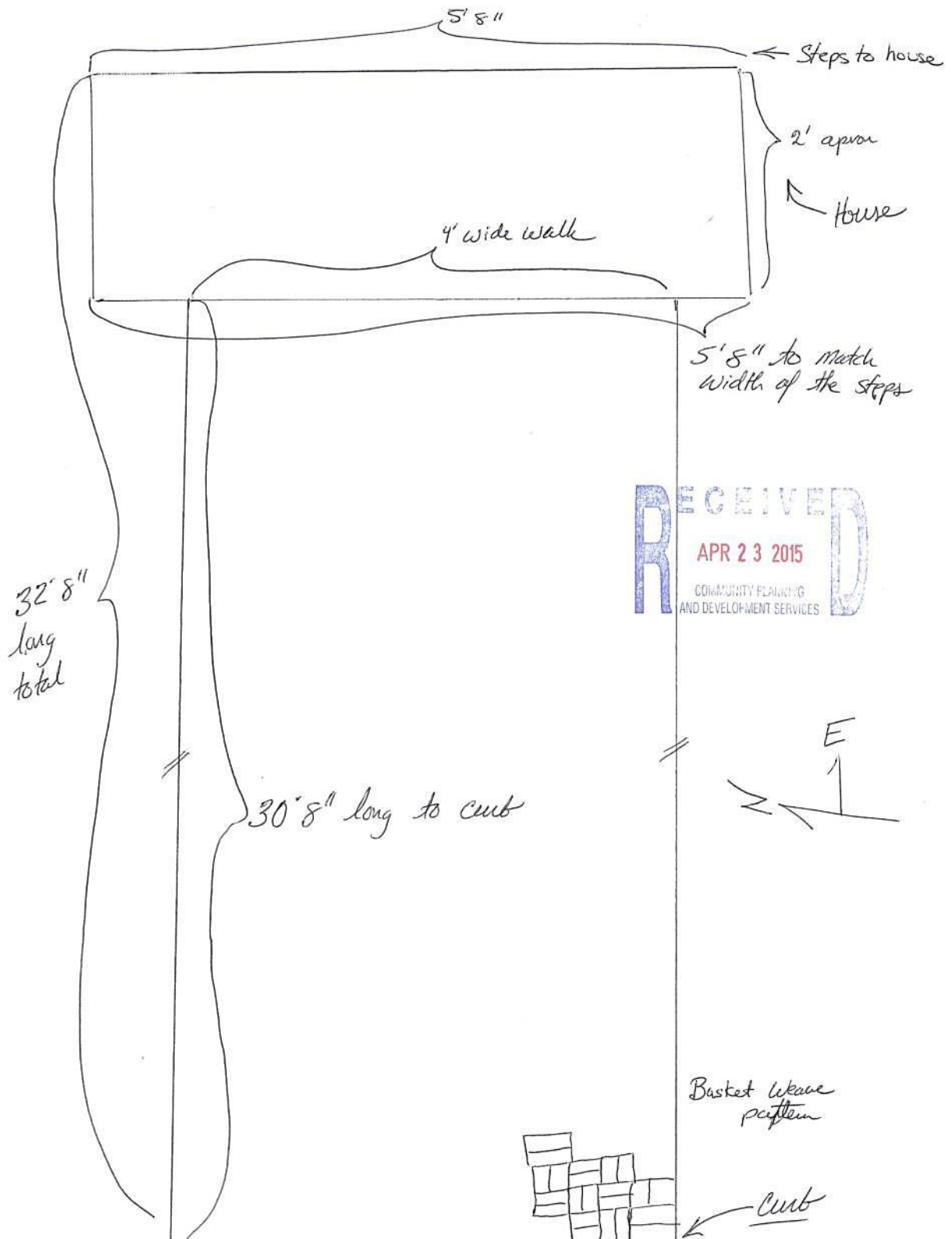


Existing Front Walkway Flagstones



Existing Front Walkway Flagstones

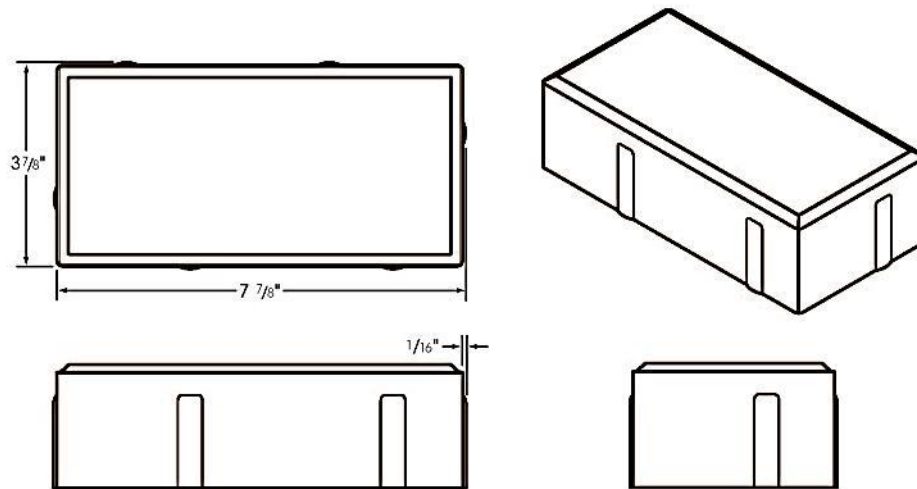




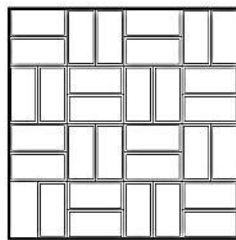
Walkway Plan

TRADITIONAL® PREST® BRICK

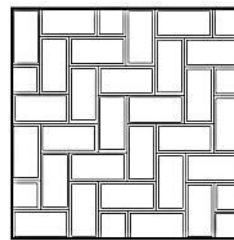
4" x 8"



Please Note: 4" x 8" shown with 2 3/8" thickness. 1 1/2" and 3" thicknesses are also available.
 Sizes shown are nominal. Products are made to fit metric modules.
 Overall dimensions include one spacer.



Basketweave



90° Herringbone

HANOVER®
Architectural Products
 5000 Hanover Road, Hanover, PA 17331
 717.637.0500 fax 717.637.7145
www.hanoverpavers.com

4.8.11



Quarry Red

Analysis and Recommendation

According to the *Secretary of Interior's Standards for Rehabilitation*, Standard No. 9 "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The existing flagstones are not original to the house, and The proposed brick is an appropriate material for a walkway in the historic district. The brick may also be found on several other walkways and sidewalks on Wall Street.

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the postcard notices were sent out more than two weeks prior to the meeting. The staff report was posted on the City's web site one week prior to meeting.

FINDINGS

Finding that the proposal to install a brick walkway in front of the house meets *Secretary of the Interior's Standards for Rehabilitation* #9, staff recommends approval.

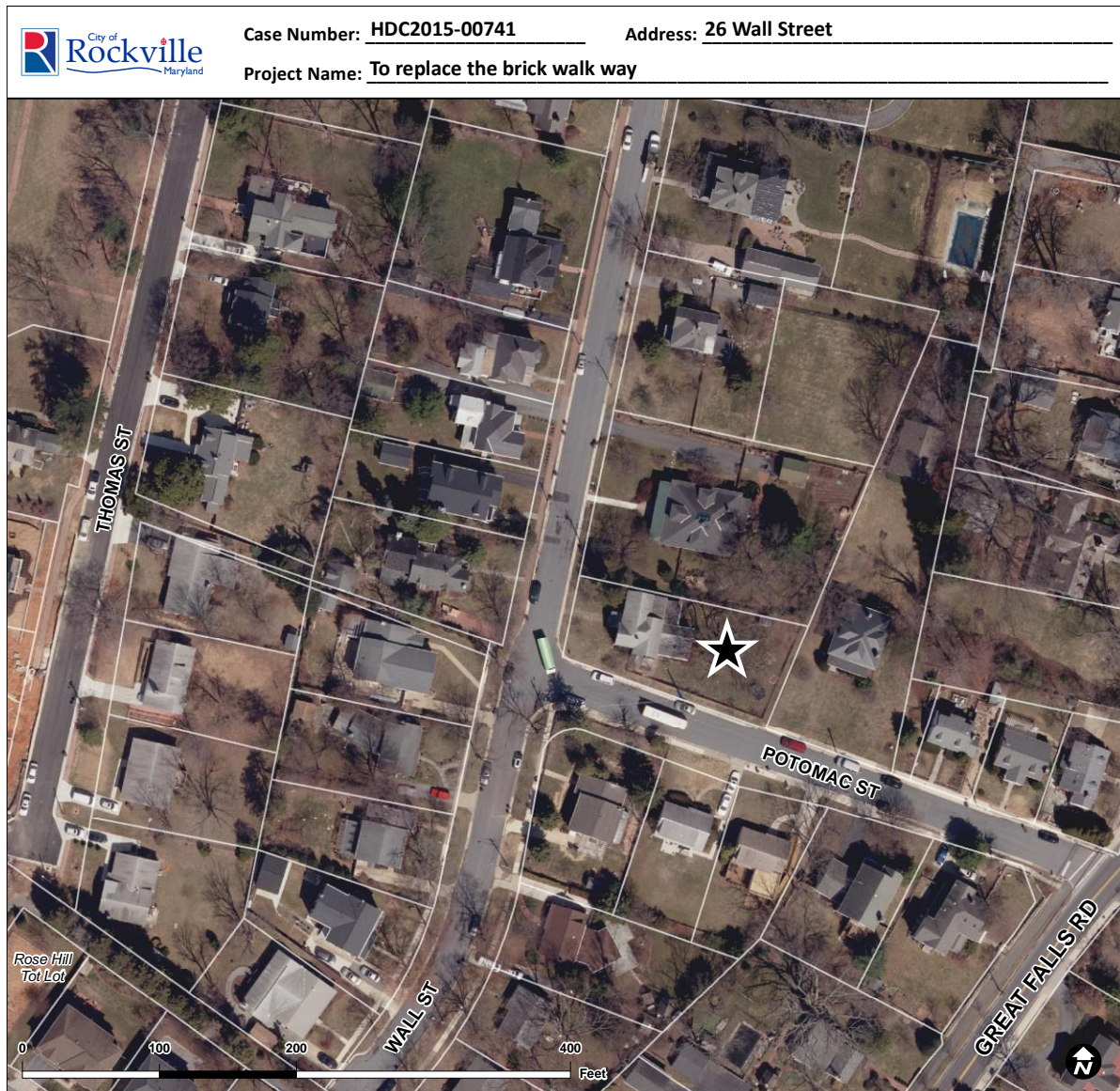
ATTACHMENTS

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial map
3. Zoning map
4. Application

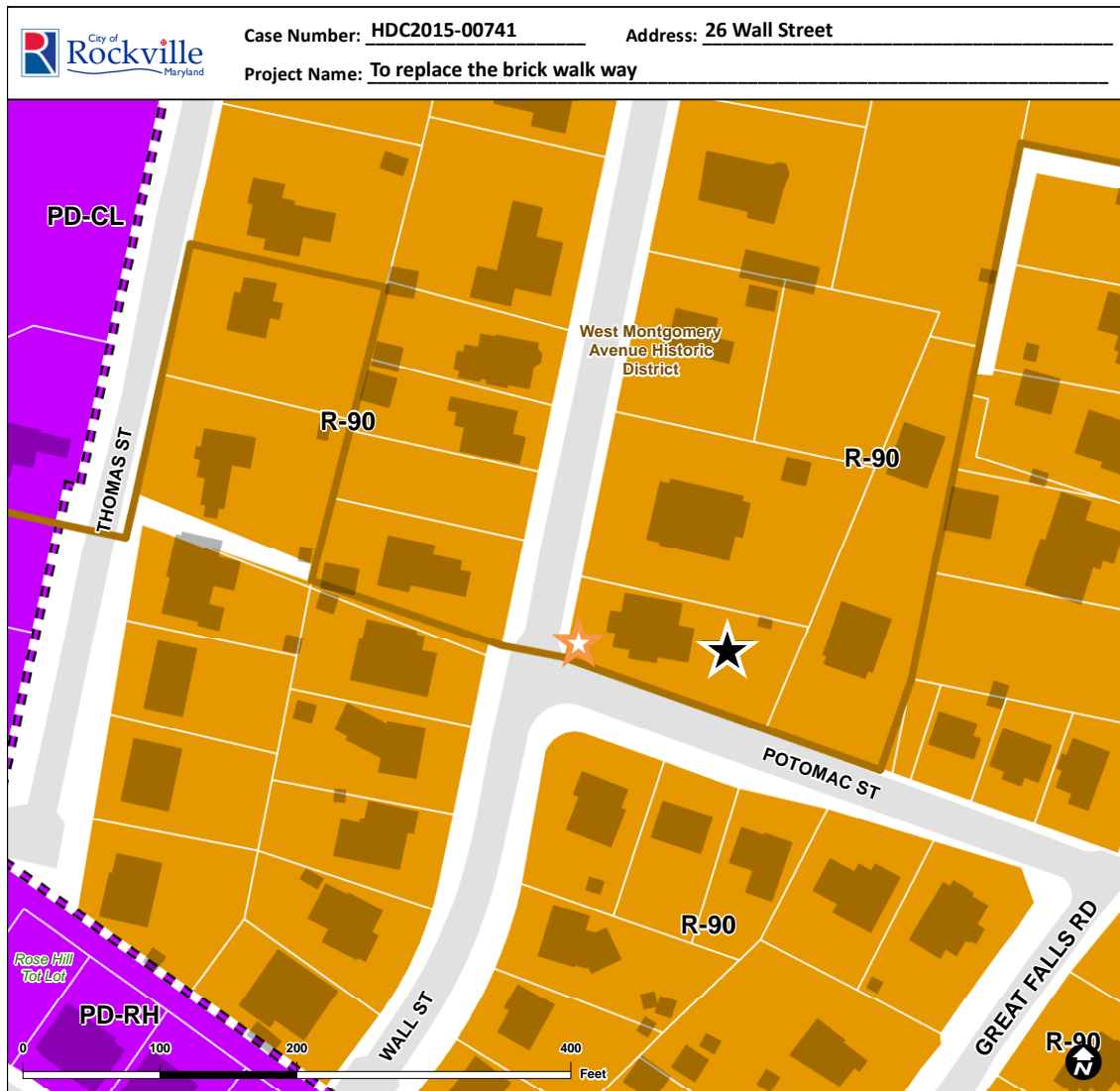
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP



ZONING MAP





Historic District Commission Review

HDC

7/14

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8230 • Fax: 240-314-8210 • E-mail: history@rockvillemd.gov • Website: www.rockvillemd.gov/historic

Type of Application: (check all that apply)

☒ Certificate of Approval ☐ Courtesy Review ☐ Evaluation of Significance ☐ Demolition Proposed ☐ Tax Credit

Property Address Information: (please print clearly or type)

Address: 26 Wall Street

Subdivision _____ Lot(s) _____ Block _____

Zoning _____ Tax Account(s) _____ , _____ , _____

Applicant Information: (please supply name, address, phone number and e-mail address for each.)

Applicant Rob Achtmeyer and Kate Lenane

Property Owner _____

Agent _____

SCOPE OF WORK

<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER Front Walk

Project Description Our front walk is falling apart and not safe. We would like to replace it with a brick walk.

We propose using pressed cement that looks like red brick. The pavers will be the same size as standard bricks.

We propose having the bricks on a stone-dust base. Currently there are flag stones leading to the front door.

This current walk is both unsafe in the winter and causes mud and dirt to be tracked into the house.

STAFF USE ONLY

Application Acceptance:

Application # HDC 2015-00741

Pre-Application _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received 4/10/15

Reviewed by _____

Date of Checklist Review _____

Deemed Complete: Yes ☐ No ☐



City of Rockville

Department of Community Planning and Development Services

Historic Preservation Office

111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230

www.rockvillemd.gov/historic

HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH ADOPTED DOCUMENTS

Projects must be reviewed for compliance with the following documents:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- City's Technical Guides for Exterior Alterations, available at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD 20850. Applications will not be accepted until they are determined to be complete by City staff.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:30 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due five weeks preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division, and posted on the city's website at www.rockvillemd.gov/government/commissions/hdc.

7. SIGN

A sign will be provided to you by City staff, which must be posted on the property announcing the public hearing by the Historic District Commission when the application is filed. After the HDC meeting, the sign must be removed and disposed of.

Applicant's Signature

Date



The following information is required as part of this application for a Certificate of Approval by the Historic District Commission: One (1) copy of each item, with a maximum size of 11"x17" must be provided unless otherwise noted. Digital copies must also be provided. Please consult with staff as the required information and additional copies may vary with the particular project.

1. SITE PLAN

- A. Lot dimensions.
- B. Building location within dimensions of lot (existing and proposed).
- C. Dimensions and locations of drives, walks, fences, porches, patios, accessory buildings, planting areas, freestanding signs (existing and proposed).
- D. North arrow, date, and scale of plan.

2. LANDSCAPING PLAN (Required for tree removal, new construction and substantial landscape plans or alterations) showing:

- A. Plant placement
- B. Plant spacing
- C. Types/species
- D. Number of each plant.
- E. Height/spread at installation and at maturity.

Tree Removal Procedures

Applicants must apply for both hazardous tree and non-hazardous mature tree removals. Staff may approve removal of hazardous, dead or dying trees with either a report from the City Forester or a certified arborist. Please refer to the adopted Technical Guides for Exterior Alterations, #7, Landscaping. For all other tree removal, the HDC must review and approve.

3. ARCHITECTURAL DRAWINGS (Required for structural alterations, additions and new construction and must include floor plans, elevations and sections with north arrow, date, scale and dimensions showing):

- | | |
|---|---|
| A. Number of stories and building height | G. Exterior stairs |
| B. Siding dimensions | H. Chimney detail |
| C. Window/door dimensions, details and specifications | I. Sign location and maximum area of all signs per Article 18 of the Zoning Ordinance |
| D. Railing dimensions and details | J. Renderings of completed proposal |
| E. Roof plan | |
| F. Trim and architectural details | |

4. PHOTOGRAPHS – Digital and print photographs of subject property (all views) and area affected. For new construction, submit photographs of surrounding buildings and environment.

5. PRODUCT INFORMATION (Required for change of material, structural alterations, additions, and new construction)

Product literature (brochures, website info, etc.) with specifications or a sample of the composition, color, and texture of materials to be used including:

- | | | |
|-------------------|-------------|-------------|
| A. Roof materials | E. Gutters | I. Patios |
| B. Siding | F. Drives | J. Railings |
| C. Windows | G. Walks | K. Fences |
| D. Doors | H. Flooring | L. Signs |



APPLICATION CHECKLIST

HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Please complete this checklist and include it as part of the application submittal. Each item on the checklist must be contained in the application packet. If items are missing, the application cannot be accepted. This checklist must be included with the submittal when filing with staff.

IMPORTANT NOTE: AN ACCEPTABLE AND COMPLETE HDC SUBMITTAL MAY INCLUDE OF THE FOLLOWING ITEMS
 – Any submittal package filed with the Historic Preservation Office that is deemed incomplete **cannot** be accepted and will be returned to the applicant.

Submitted		For Staff Use Only	Received	
<input type="checkbox"/>			<input type="checkbox"/>	Detailed site plan no larger than 11"x17"
<input type="checkbox"/>			<input type="checkbox"/>	Landscaping plan (required for tree removal, new construction and substantial landscape plans or alterations)
<input type="checkbox"/>			<input type="checkbox"/>	Architectural drawings including floor plans, elevations, sections and rendering of completed proposal no larger than 11"x17"
<input type="checkbox"/>			<input type="checkbox"/>	Photographs of areas affected (print & digital)
<input type="checkbox"/>			<input type="checkbox"/>	Sample materials or brochures with materials specifications if any change from original materials is proposed
<input type="checkbox"/>			<input type="checkbox"/>	Additional information as requested by Historic Preservation staff

Comments on Submittal: (For Staff Use Only): _____

The following additional information is required as part of this application for certificate of approval by the Historic District Commission:

Attachment 4

5' 8"

Steps to house

2' apron

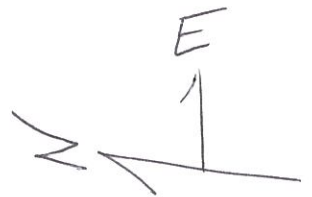
House

4' wide walk

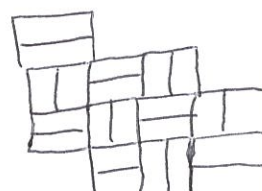
5' 8" to match width of the steps

32' 8" long total

30' 8" long to curb



Basket Weave pattern



Curb